

IN RE: PETITION FOR ZONING VARIANCE
N/S Cedar Grove Road, SW of the
c/l of Frankwitz Road
(813 Cedar Grove Road)
15th Election District
5th Councilmanic District
James W. Hooke, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-20-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, James W., Jr. and Terry A. Hooke. The Petitioners request relief from Section 1A04.3.B.3 to permit side yard setbacks of 10 feet each in lieu of the minimum required 50 feet for a proposed two- and one-story dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protes-tants.

Testimony indicated that the subject property, known as 813 Cedar Grove Road, consists of 10,550 sq.ft. zoned R.C. 5 and is improved with a one story dwelling and detached garage. Said property is located within the Chesapeake Bay Critical Areas on Cedar Creek. The Petitioners are desirous of raising the existing dwelling and reconstructing a new dwell-ing on the property in accordance with Petitioner's Exhibit 1. Testimony indicated that the subject property is part of the Cedar Grove/Holly Neck subdivision which was developed with 50-foot wide lots and as such, the requested variances are necessary in order to reconstruct a new dwelling thereon.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the

Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). The Petitioners must submit a Critical Areas Findings Plan for review and approval by DEPRM prior to the issuance of any permits.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or struc-tures located within the Chesapeake Bay Critical Areas of Baltimore County; er; and that strict compliance with the Chesapeake Bay Critical Area re-quirements and the B.C.Z.R. would deprive the Petitioner of rights common-ly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures with-in the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesa-peake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from struc-tures or conveyances or that have run off from sur-rounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact

- 2 -

that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of September, 1992 that the Petition for Zoning Variance requesting relief from Section 1A04.3.B.3 to permit side yard setbacks of 10 feet each in lieu of the minimum required 50 feet for a proposed two- and one-story dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that pro-ceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioners shall submit a Critical Areas Findings Plan for review and approval by DEPRM. The relief granted herein is contingent upon Petitioners' compliance with any and all recommendations made by DEPRM upon completion of their review.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and ad-dress the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887 4386

September 14, 1992

Mr. & Mrs. James W. Hooke, Jr.
813 Cedar Grove Road
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
N/S Cedar Grove Road, SW of the c/l of Frankwitz Road
(813 Cedar Grove Road)
15th Election District - 5th Councilmanic District
James W. Hooke, Jr., et ux - Petitioners
Case No. 93-20-A

Dear Mr. & Mrs. Hooke:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-able, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

- 3 -



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 813 CEDAR GROVE RD.
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B3 TO PERMIT SIDE
YARD SET BACKS OF 10' FT. EACH IN LIEU OF THE MINIMUM REQUIRED 50' FT. EACH

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) SET BACKS ALONG SIDES OF HOUSE REQUIRING 50' FT. EACH SIDE ARE PRACTICALLY IMPOSSIBLE FOR NEW HOME CONSTRUCTION WHEN EXISTING LOT IS ONLY 50' FT. WIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

THE DESCRIPTION

Being Description for 813 Cedar Grove Road. Beginning at a point on the North side of Cedar Grove Road which is 30 feet wide at the distance of 267 feet of the centerline of the nearest improved intersecting street Frankwitz which is 30 feet wide. Being lot 12, in the subdivision of Cedar Grove, Holly Neck as recorded in Baltimore County in Liber CDBr., Plat Book 12, Folio 122, containing 10,550 square feet. Also known as 813 Cedar Grove Road and located in the 15 Election District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 9/14/92

Posted for: Variance

Postman: James W. Hooke Jr.

Location of property: 813 Cedar Grove Rd., in MD 150 Frankwitz Rd.

Location of Sign: Signs to be set on property of Petitioner

Remarks: None

Posted by: [Signature] Date of return: 9/14/92

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 7, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 6, 1992

THE JEFFERSONIAN,

S. Zebe Olson
Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 7/17/92

7/27/92

H9300020

PUBLIC HEARING FEES

QTY

PRICE

010 -ZONING VARIANCE (IRL)

1 X

\$50.00

LAST NAME OF OWNER: HOOKE, JR.

TOTAL: \$50.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 107482

DATE 7-17-92 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM James W. Hooke Jr.

FOR Zoning Variance Fee (Residential)

AMOUNT \$ 50.00

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124128

DATE 8-21-92 ACCOUNT R-001-6150

AMOUNT \$ 67.62

RECEIVED FROM JAMES HOOKE

FOR P.A. 93-20-A

HEARING

AMOUNT \$ 67.62

VALIDATION ON SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 8/16/92

James W. Hooke, Jr. and Terry A. Hooke
813 Cedar Grove Road
Baltimore, Maryland 21226

RE:
CASE #93-20-A (Item 20)
N/S Cedar Grove Road, SW of c/l Frankwitz Road
15th Election District - 5th Councilmanic
Petitioner(s): James W. Hooke, Jr. and Terry A. Hooke
HEARING: TUESDAY, SEPTEMBER 8, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse

Dear Petitioner(s):

Please be advised that \$ 67.62 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 30, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #93-20-A (Item 20)
N/S Cedar Grove Road, SW of c/l Frankwitz Road
813 Cedar Grove Road
15th Election District - 5th Councilmanic
Petitioner(s): James W. Hooke, Jr. and Terry A. Hooke
HEARING: TUESDAY, SEPTEMBER 8, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse

Varience to permit side yard setbacks of 10 feet each in lieu of the minimum required 50 feet each.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: James W. Hooke, Jr. and Terry A. Hooke

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 31, 1992

Mr. & Mrs. James W. Hooke, Jr.
813 Cedar Grove Road
Baltimore, MD 21221

RE: Item No. 20, Case No. 93-20-A
Petitioner: James W. Hooke, et ux
Petition for Variance

Dear Mr. Hooke:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 17th day of July, 1992

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: James W. Hooke, et ux
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: [Signature] Date: 8/11/92

Project Name: Stonegate at Patapsco (A2real Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

Theresa A. Mahistadt	4	7-13-92
----------------------	---	---------

DED DEPRM RP STP

COUNT 1

Owings Run Apartments		7-20-92
-----------------------	--	---------

91360
DED DEPRM (SWM) (EIRD)

COUNT 1

Lois L. Ruckman	10	8-3-92	NC
Colonial Village Company	19		NC
James W. Jr. and Terry A. Hooke	20		NC
Arthur G. and Helen P. Magsamen	21		Comment
Fuchs Spices, U.S.A., Inc.	22		Comment
Susan J. Blum	23		Comment
Elise Boyce Kelsey, Trustee u/w Eliza Gillet Boyce Et Al	24		NC

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: August 10, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE
August 3, 1992

The Office of Planning and Zoning has NO COMMENTS on the following petitions:

Item No. 18	Eugene C. Salvo
Item No. 20	James & Terry Hooke
Item No. 21	Arthur & Helen Magsamen

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EMcD:FM:bjs

RECEIVED
AUG 11 1992
ZONING OFFICE

BLANKET. ITM/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: [Signature] Date: 8/11/92

Project Name: Stonegate at Patapsco (A2real Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

Eugene C. Salvo	18	W/C	7-27-92
-----------------	----	-----	---------

DED DEPRM RP TE

COUNT 1

Lois L. Ruckman	10	N/C	8-3-92
Colonial Village Company	19	M/T	
James W. Jr. and Terry A. Hooke	20	N/C	
Arthur G. and Helen P. Magsamen	21	W/C	
Fuchs Spices, U.S.A., Inc.	22	W/C	
Susan J. Blum	23	M/T	
Elise Boyce Kelsey, Trustee u/w Eliza Gillet Boyce Et Al	24	N/C	
Raymond F. and Deborah D. Borsetti	25	N/C	
Robert L. and Jeannette McElroy	26	N/C	

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(410) 887-4500

AUGUST 6, 1992

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JAMES W. HOOKE, JR. AND TERRY A. HOOKE
Location: #813 CEDAR GROVE ROAD
Item No.: 20 (JJS) Zoning Agenda: AUGUST 3, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
AUG 10 1992
ZONING OFFICE

8/1/92
9

Department of Recreation and Parks
Development Review Committee Regular Form
Authorized signature: *[Signature]* Date: 8/1/92

File Number: _____ Waiver Number: _____ Zoning Issue: _____ Meeting Date: _____

✓ Theresa A. Mahlistedt 7-13-92
DED DEPRM RP STP No Comment

COUNT 1

✓ The Marsden Chevrolet, Inc. 15 7-27-92
RP STP No Comment
Baltimore County General Hospital, Inc. 16
✓ RP STP No Comment
John R. and Mary A. Wortman 17
✓ DEPRM RP STP No Comment
✓ Eugene C. Salvo 18
DEPRM RP TE No Comment

COUNT 4

✓ Lois L. Ruckman 10 8-3-92
DED DEPRM RP STP TE No Comment
✓ Colonial Village Company 19
DED DEPRM RP STP TE No Comment
✓ James W. Jr. and Terry A. Hooke 20
DED DEPRM RP STP TE No Comment
✓ Arthur G. and Helen P. Magsamen 21
DED DEPRM RP STP TE No Comment
✓ Fuchs Spices, U.S.A., Inc. 22
DED DEPRM RP STP TE No Comment
✓ Susan J. Blum 23
DED DEPRM RP STP TE No Comment

93-20-A 98 7667-92 JW

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 13, 1992

FROM: J. Lawrence Pilson 92P
Development Coordinator, DEPRM

SUBJECT: Zoning Item #20
813 Cedar Grove Road - Hooke Property
Zoning Advisory Committee Meeting of August 3, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

A complete evaluation of the existing septic system must be conducted prior to approval of a building permit. Contact Robert Powell, Soil Evaluation Section at 887-2762 to arrange for an evaluation.

JLP:sp

JABLON/S/TXTSSP

RECEIVED
AUG 25 1992
ZONING OFFICE

93-20-A 92/17 92

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: September 25, 1992

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 20
Hooke Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 813 Cedar Grove Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME James W. Hooke, Jr.

APPLICANT PROPOSAL

The applicant has requested a variance from section 1 A04.3B3 of the Baltimore County Zoning Regulations to permit side yard setbacks of 10 feet each in lieu of the required 50 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.D>

Rec'd 9/30/92

Mr. Arnold E. Jablon
September 25, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: The proposed construction is located over 100 feet from the tidal waters of Back River. Therefore, no disturbance of the 100 foot buffer shall occur and the project is in compliance with this regulation.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: Non-tidal and tidal wetlands are not present on or within the immediate vicinity of this site. Therefore, no dredging, filling, or construction is proposed in any non-tidal or tidal wetlands for this project and this regulation has been met.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Finding: The existing lot is about 12,225 square feet in size. The proposed single family dwelling creates impervious surfaces which, when added to existing impervious surfaces, total 35.9% of the lot. The zoning variance should be written to require the removal of 1316 square feet of impervious surface. This will bring the total impervious area down to 25% or 3017 square feet, and bring the development into compliance with the regulation.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Finding: This property presently contains 15% forest cover and is in compliance with the above regulation. However, property owners are always encouraged to plant additional native plants. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of stormwater and efficiently remove nitrogen from subsurface flows at ground water. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Mr. Arnold E. Jablon
September 25, 1992
Page 3

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this development, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into seepage pits or dry wells, to encourage maximum infiltration. These measures will ensure that the requirements of this regulation have been met.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal will comply with Chesapeake Bay Critical Area Regulations if it is conditioned to meet the requirements in Regulation No. 3 of these Findings. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:SBA:ju

Attachment

c: Mr. James W. Hooke, Jr.

HOOKE/TXTNSS

RECEIVED
SEP 29 1992
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

Mr. & Mrs. James W. Hooke Jr. 813 CEDAR GROVE RD. BALTIMORE, Md. 21221

PROPERTY ADDRESS: 813 CEDAR GROVE RD.

Subject: Cedar Grove, Holly Neck

OWNERS: Jim & Terry Hooke Jr.

EXHIBIT 1

Map showing property boundaries, lots, and surrounding areas. Includes a scale of drawing 1" = 50'.

93-20-A

LOCATION INFORMATION

Councilman's District: 5th
Election District: 15th
1"=200' scale map: SE 2-K
Zoning: RC-5
Lot size: 1/4 acre 10,552 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearing: N/A

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

93-20-A 20

813 CEDAR GROVE RD. ①

813 CEDAR GROVE RD. ②

813 CEDAR GROVE RD. ③

813 CEDAR GROVE RD. ④

813 CEDAR GROVE RD. ⑤

813 CEDAR GROVE RD. ⑥

813 CEDAR GROVE RD. ⑦

813 CEDAR GROVE RD. ⑧

813 CEDAR GROVE RD. ⑨

813 CEDAR GROVE RD. ⑩

813 CEDAR GROVE RD. ⑪

813 CEDAR GROVE RD. ⑫

813 CEDAR GROVE RD. ⑬

813 CEDAR GROVE RD. ⑭

813 CEDAR GROVE RD. ⑮

813 CEDAR GROVE RD. ⑯

813 CEDAR GROVE RD. ⑰

813 CEDAR GROVE RD. ⑱

813 CEDAR GROVE RD. ⑲

813 CEDAR GROVE RD. ⑳

813 CEDAR GROVE RD. ㉑

813 CEDAR GROVE RD. ㉒

813 CEDAR GROVE RD. ㉓

813 CEDAR GROVE RD. ㉔

813 CEDAR GROVE RD. ㉕

813 CEDAR GROVE RD. ㉖

813 CEDAR GROVE RD. ㉗

813 CEDAR GROVE RD. ㉘

813 CEDAR GROVE RD. ㉙

813 CEDAR GROVE RD. ㉚

813 CEDAR GROVE RD. ㉛

813 CEDAR GROVE RD. ㉜

813 CEDAR GROVE RD. ㉝

813 CEDAR GROVE RD. ㉞

813 CEDAR GROVE RD. ㉟

813 CEDAR GROVE RD. ㊱

813 CEDAR GROVE RD. ㊲

813 CEDAR GROVE RD. ㊳

813 CEDAR GROVE RD. ㊴

813 CEDAR GROVE RD. ㊵

813 CEDAR GROVE RD. ㊶

813 CEDAR GROVE RD. ㊷

813 CEDAR GROVE RD. ㊸

813 CEDAR GROVE RD. ㊹

813 CEDAR GROVE RD. ㊺

813 CEDAR GROVE RD. ㊻

813 CEDAR GROVE RD. ㊼

813 CEDAR GROVE RD. ㊽

813 CEDAR GROVE RD. ㊾

813 CEDAR GROVE RD. ㊿

813 CEDAR GROVE RD. 0

813 CEDAR GROVE RD. 1

813 CEDAR GROVE RD. 2

813 CEDAR GROVE RD. 3

813 CEDAR GROVE RD. 4

813 CEDAR GROVE RD. 5

813 CEDAR GROVE RD. 6

813 CEDAR GROVE RD. 7

813 CEDAR GROVE RD. 8

813 CEDAR GROVE RD. 9

813 CEDAR GROVE RD. 10

813 CEDAR GROVE RD. 11

813 CEDAR GROVE RD. 12

813 CEDAR GROVE RD. 13

813 CEDAR GROVE RD. 14

813 CEDAR GROVE RD. 15

813 CEDAR GROVE RD. 16

813 CEDAR GROVE RD. 17

813 CEDAR GROVE RD. 18

813 CEDAR GROVE RD. 19

813 CEDAR GROVE RD. 20

813 CEDAR GROVE RD. 21

813 CEDAR GROVE RD. 22

813 CEDAR GROVE RD. 23

813 CEDAR GROVE RD. 24

813 CEDAR GROVE RD. 25

813 CEDAR GROVE RD. 26

813 CEDAR GROVE RD. 27

813 CEDAR GROVE RD. 28

813 CEDAR GROVE RD. 29

813 CEDAR GROVE RD. 30

813 CEDAR GROVE RD. 31

813 CEDAR GROVE RD. 32

813 CEDAR GROVE RD. 33

813 CEDAR GROVE RD. 34

813 CEDAR GROVE RD. 35

813 CEDAR GROVE RD. 36

813 CEDAR GROVE RD. 37

813 CEDAR GROVE RD. 38

813 CEDAR GROVE RD. 39

813 CEDAR GROVE RD. 40

813 CEDAR GROVE RD. 41

813 CEDAR GROVE RD. 42

813 CEDAR GROVE RD. 43

813 CEDAR GROVE RD. 44

813 CEDAR GROVE RD. 45

813 CEDAR GROVE RD. 46

813 CEDAR GROVE RD. 47

813 CEDAR GROVE RD. 48

813 CEDAR GROVE RD. 49

813 CEDAR GROVE RD. 50

813 CEDAR GROVE RD. 51

813 CEDAR GROVE RD. 52

813 CEDAR GROVE RD. 53

813 CEDAR GROVE RD. 54

813 CEDAR GROVE RD. 55

813 CEDAR GROVE RD. 56

813 CEDAR GROVE RD. 57

813 CEDAR GROVE RD. 58

813 CEDAR GROVE RD. 59

813 CEDAR GROVE RD. 60

813 CEDAR GROVE RD. 61

813 CEDAR GROVE RD. 62

813 CEDAR GROVE RD. 63

813 CEDAR GROVE RD. 64

813 CEDAR GROVE RD. 65

813 CEDAR GROVE RD. 66

813 CEDAR GROVE RD. 67

813 CEDAR GROVE RD. 68

813 CEDAR GROVE RD. 69

813 CEDAR GROVE RD. 70

813 CEDAR GROVE RD. 71

813 CEDAR GROVE RD. 72

813 CEDAR GROVE RD. 73

813 CEDAR GROVE RD. 74

813 CEDAR GROVE RD. 75

813 CEDAR GROVE RD. 76

813 CEDAR GROVE RD. 77

813 CEDAR GROVE RD. 78

813 CEDAR GROVE RD. 79

813 CEDAR GROVE RD. 80

813 CEDAR GROVE RD. 81

813 CEDAR GROVE RD. 82

813 CEDAR GROVE RD. 83

813 CEDAR GROVE RD. 84

813 CEDAR GROVE RD. 85

813 CEDAR GROVE RD. 86

813 CEDAR GROVE RD. 87

813 CEDAR GROVE RD. 88

813 CEDAR GROVE RD. 89

813 CEDAR GROVE RD. 90

813 CEDAR GROVE RD. 91

813 CEDAR GROVE RD. 92

813 CEDAR GROVE RD. 93

813 CEDAR GROVE RD. 94

813 CEDAR GROVE RD. 95

813 CEDAR GROVE RD. 96

813 CEDAR GROVE RD. 97

813 CEDAR GROVE RD. 98

813 CEDAR GROVE RD. 99

813 CEDAR GROVE RD. 100

813 CEDAR GROVE RD. 101

813 CEDAR GROVE RD. 102

813 CEDAR GROVE RD. 103

813 CEDAR GROVE RD. 104

813 CEDAR GROVE RD. 105

813 CEDAR GROVE RD. 106

813 CEDAR GROVE RD. 107

813 CEDAR GROVE RD. 108

813 CEDAR GROVE RD. 109

813 CEDAR GROVE RD. 110

813 CEDAR GROVE RD. 111

813 CEDAR GROVE RD. 112

813 CEDAR GROVE RD. 113

813 CEDAR GROVE RD. 114

813 CEDAR GROVE RD. 115

813 CEDAR GROVE RD. 116

813 CEDAR GROVE RD. 117

813 CEDAR GROVE RD. 118

813 CEDAR GROVE RD. 119

813 CEDAR GROVE RD. 120

813 CEDAR GROVE RD. 121

813 CEDAR GROVE RD. 122

813 CEDAR GROVE RD. 123

813 CEDAR GROVE RD. 124

813 CEDAR GROVE RD. 125

813 CEDAR GROVE RD. 126

813 CEDAR GROVE RD. 127

813 CEDAR GROVE RD. 128

813 CEDAR GROVE RD. 129

813 CEDAR GROVE RD. 130

813 CEDAR GROVE RD. 131

813 CEDAR GROVE RD. 132

813 CEDAR GROVE RD. 133

813 CEDAR GROVE RD. 134

813 CEDAR GROVE RD. 135

813 CEDAR GROVE RD. 136

813 CEDAR GROVE RD. 137

813 CEDAR GROVE RD. 138

813 CEDAR GROVE RD. 139

813 CEDAR GROVE RD. 140

813 CEDAR GROVE RD. 141

813 CEDAR GROVE RD. 142

813 CEDAR GROVE RD. 143

813 CEDAR GROVE RD. 144

813 CEDAR GROVE RD. 145

813 CEDAR GROVE RD. 146

813 CEDAR GROVE RD. 147

813 CEDAR GROVE RD. 148

813 CEDAR GROVE RD. 149

813 CEDAR GROVE RD. 150

813 CEDAR GROVE RD. 151

813 CEDAR GROVE RD. 152

813 CEDAR GROVE RD. 153

813 CEDAR GROVE RD. 154

813 CEDAR GROVE RD. 155

813 CEDAR GROVE RD. 156

813 CEDAR GROVE RD. 157

813 CEDAR GROVE RD. 158

813 CEDAR GROVE RD. 159

813 CEDAR GROVE RD. 160

813 CEDAR GROVE RD. 161

813 CEDAR GROVE RD. 162

813 CEDAR GROVE RD. 163

813 CEDAR GROVE RD. 164

813 CEDAR GROVE RD. 165

813 CEDAR GROVE RD. 166

813 CEDAR GROVE RD. 167

813 CEDAR GROVE RD. 168

813 CEDAR GROVE RD. 169

813 CEDAR GROVE RD. 170

813 CEDAR GROVE RD. 171

813 CEDAR GROVE RD. 172

813 CEDAR GROVE RD. 173

813 CEDAR GROVE RD. 174

813 CEDAR GROVE RD. 175

813 CEDAR GROVE RD. 176

813 CEDAR GROVE RD. 177

813 CEDAR GROVE RD. 178

813 CEDAR GROVE RD. 179

813 CEDAR GROVE RD. 180

813 CEDAR GROVE RD. 181

813 CEDAR GROVE RD. 182

813 CEDAR GROVE RD. 183

813 CEDAR GROVE RD. 184

813 CEDAR GROVE RD. 185

813 CEDAR GROVE RD. 186

813 CEDAR GROVE RD. 187

813 CEDAR GROVE RD. 188

813 CEDAR GROVE RD. 189

813 CEDAR GROVE RD. 190

813 CEDAR GROVE RD. 191

813 CEDAR GROVE RD. 192

813 CEDAR GROVE RD. 193

813 CEDAR GROVE RD. 194

813 CEDAR GROVE RD. 195

813 CEDAR GROVE RD. 196

813 CEDAR GROVE RD. 197

813 CEDAR GROVE RD. 198

813 CEDAR GROVE RD. 199

813 CEDAR GROVE RD. 200

813 CEDAR GROVE RD. 201

813 CEDAR GROVE RD. 202

813 CEDAR GROVE RD. 203

813 CEDAR GROVE RD. 204

813 CEDAR GROVE RD. 205

813 CEDAR GROVE RD. 206

813 CEDAR GROVE RD. 207

813 CEDAR GROVE RD. 208

813 CEDAR GROVE RD. 209

813 CEDAR GROVE RD. 210

813 CEDAR GROVE RD. 211

813 CEDAR GROVE RD. 212

813 CEDAR GROVE RD. 213

813 CEDAR GROVE RD. 214

813 CEDAR GROVE RD. 215

813 CEDAR GROVE RD. 216

813 CEDAR GROVE RD. 217

813 CEDAR GROVE RD. 218

813 CEDAR GROVE RD. 219

813 CEDAR GROVE RD. 220

813 CEDAR GROVE RD. 221

813 CEDAR GROVE RD. 222

813 CEDAR GROVE RD. 223

813 CEDAR GROVE RD. 224

813 CEDAR GROVE RD. 225

813 CEDAR GROVE RD. 226

813 CEDAR GROVE RD. 227

813 CEDAR GROVE RD. 228

813 CEDAR GROVE RD. 229

813 CEDAR GROVE RD. 230

813 CEDAR GROVE RD. 231

813 CEDAR GROVE RD. 232

813 CEDAR GROVE RD. 233

813 CEDAR GROVE RD. 234

813 CEDAR GROVE RD. 235

813 CEDAR GROVE RD. 236

813 CEDAR GROVE RD. 237

813 CEDAR GROVE RD. 238

813 CEDAR GROVE RD. 239

813 CEDAR GROVE RD. 240

813 CEDAR GROVE RD. 241

813 CEDAR GROVE RD. 242

813 CEDAR GROVE RD. 243

813 CEDAR GROVE RD. 244

813 CEDAR GROVE RD. 245

813 CEDAR GROVE RD. 246

813 CEDAR GROVE RD. 247

813 CEDAR GROVE RD. 248

813 CEDAR GROVE RD. 249

813 CEDAR GROVE RD. 250

813 CEDAR GROVE RD. 251

813 CEDAR GROVE RD. 252

813 CEDAR GROVE RD. 253

813 CEDAR GROVE RD. 254

813 CEDAR GROVE RD. 255

813 CEDAR GROVE RD. 256

813 CEDAR GROVE RD. 257

813 CEDAR GROVE RD. 258

813 CEDAR GROVE RD. 259

813 CEDAR GROVE RD. 260

813 CEDAR GROVE RD. 261

813 CEDAR GROVE RD. 262

813 CEDAR GROVE RD. 263

813 CEDAR GROVE RD. 264

813 CEDAR GROVE RD. 265

813 CEDAR GROVE RD. 266

813 CEDAR GROVE RD. 267

813 CEDAR GROVE RD. 268

813 CEDAR GROVE RD. 269

813 CEDAR GROVE RD. 270

813 CEDAR GROVE RD. 271

813 CEDAR GROVE RD. 272

813 CEDAR GROVE RD. 273

813 CEDAR GROVE RD. 274

813 CEDAR GROVE RD. 275

813 CEDAR GROVE RD. 276

813 CEDAR GROVE RD. 277

813 CEDAR GROVE RD. 278

813 CEDAR GROVE RD. 279

813 CEDAR GROVE RD. 280

813 CEDAR GROVE RD. 281

813 CEDAR GROVE RD. 282

813 CEDAR GROVE RD. 283

813 CEDAR GROVE RD. 284

813 CEDAR GROVE RD. 285

813 CEDAR GROVE RD. 286

813 CEDAR GROVE RD. 287

813 CEDAR GROVE RD. 288

813 CEDAR GROVE RD. 289

813 CEDAR GROVE RD. 290

813 CEDAR GROVE RD. 291

813 CEDAR GROVE RD. 292

813 CEDAR GROVE RD. 293

813 CEDAR GROVE RD. 294

813 CEDAR GROVE RD. 295

813 CEDAR GROVE RD. 296

813 CEDAR GROVE RD. 297

813 CEDAR GROVE RD. 298

813 CEDAR GROVE RD. 299

813 CEDAR GROVE RD. 300

813 CEDAR GROVE RD. 301

813 CEDAR GROVE RD. 302

813 CEDAR GROVE RD. 303

813 CEDAR GROVE RD. 304

813 CEDAR GROVE RD. 305

813 CEDAR GROVE RD. 306

813 CEDAR GROVE RD. 307

813 CEDAR GROVE RD. 308

813 CEDAR GROVE RD. 309

813 CEDAR GROVE RD. 310

813 CEDAR GROVE RD. 311

813 CEDAR GROVE RD. 312

813 CEDAR GROVE RD. 313

813 CEDAR GROVE RD. 314

813 CEDAR GROVE RD. 315

813 CEDAR GROVE RD. 316

813 CEDAR GROVE RD. 317

813 CEDAR GROVE RD. 318

813 CEDAR GROVE RD. 319

813 CEDAR GROVE RD. 320

813 CEDAR GROVE RD. 321

813 CEDAR GROVE RD. 322

813 CEDAR GROVE RD. 323

813 CEDAR GROVE RD. 324

813 CEDAR GROVE RD. 325

813 CEDAR GROVE RD. 326

813 CEDAR GROVE RD. 327

813 CEDAR GROVE RD. 328

813 CEDAR GROVE RD. 329

813 CEDAR GROVE RD. 330

813 CEDAR GROVE RD. 331

813 CEDAR GROVE RD. 332

813 CEDAR GROVE RD. 333

813 CEDAR GROVE RD. 334

813 CEDAR GROVE RD. 335

813 CEDAR GROVE RD. 336

813 CEDAR GROVE RD. 337

813 CEDAR GROVE RD. 338

813 CEDAR GROVE RD. 339

813 CEDAR GROVE RD. 340

813 CEDAR GROVE RD. 341

813 CEDAR GROVE RD. 342

813 CEDAR GROVE RD. 343

813 CEDAR GROVE RD. 344

813 CEDAR GROVE RD. 345

813 CEDAR GROVE RD. 346

813 CEDAR GROVE RD. 347

813 CEDAR GROVE RD. 348

813 CEDAR GROVE RD. 349

813 CEDAR GROVE RD. 350

813 CEDAR GROVE RD. 351

813 CEDAR GROVE RD. 352

813 CEDAR GROVE RD. 353

813 CEDAR GROVE RD. 354

813 CEDAR GROVE RD. 355

813 CEDAR GROVE RD. 356

813 CEDAR GROVE RD. 357

813 CEDAR GROVE RD. 358

813 CEDAR GROVE RD. 359

813 CEDAR GROVE RD. 360

813 CEDAR GROVE RD. 361

813 CEDAR GROVE RD. 362

813 CEDAR GROVE RD. 363

813 CEDAR GROVE RD. 364

813 CEDAR GROVE RD. 365

813 CEDAR GROVE RD. 366

813 CEDAR GROVE RD. 367

813 CEDAR GROVE RD. 368

813 CEDAR GROVE RD. 369

813 CEDAR GROVE RD. 370

813 CEDAR GROVE RD. 371

813 CEDAR GROVE RD. 372

813 CEDAR GROVE RD. 373

813 CEDAR GROVE RD. 374

813 CEDAR GROVE RD. 375

813 CEDAR GROVE RD. 376

813 CEDAR GROVE RD. 377

813 CEDAR GROVE RD. 378

813 CEDAR GROVE RD. 379

813 CEDAR GROVE RD. 380

813 CEDAR GROVE RD. 381

813 CEDAR GROVE RD. 382

813 CEDAR GROVE RD. 383

813 CEDAR GROVE RD. 384

813 CEDAR GROVE RD. 385

813 CEDAR GROVE RD. 386

813 CEDAR GROVE RD. 387

813 CEDAR GROVE RD. 388

813 CEDAR GROVE RD. 389

813 CEDAR GROVE RD. 390

813 CEDAR GROVE RD. 391

813 CEDAR GROVE RD. 392

813 CEDAR GROVE RD. 393

813 CEDAR GROVE RD. 394

813 CEDAR GROVE RD. 395

813 CEDAR GROVE RD. 396

813 CEDAR GROVE RD. 397

813 CEDAR GROVE RD. 398

813 CEDAR GROVE RD. 399

813 CEDAR GROVE RD. 400

813 CEDAR GROVE RD. 401

813 CEDAR GROVE RD. 402

813 CEDAR GROVE RD. 403

813 CEDAR GROVE RD. 404

813 CEDAR GROVE RD. 405

813 CEDAR GROVE RD. 406

813 CEDAR GROVE RD. 407

813 CEDAR GROVE RD. 408

813 CEDAR GROVE RD. 409

813 CEDAR GROVE RD. 410

813 CEDAR GROVE RD. 411

813 CEDAR GROVE RD. 412

813 CEDAR GROVE RD. 413

813 CEDAR GROVE RD. 414

813 CEDAR GROVE RD. 415

813 CEDAR GROVE RD. 416

813 CEDAR GROVE RD. 417

813 CEDAR GROVE RD. 418

813 CEDAR GROVE RD. 419

813 CEDAR GROVE RD. 420

813 CEDAR GROVE RD. 421

813 CEDAR GROVE RD. 422

813 CEDAR GROVE RD. 423

813 CEDAR GROVE RD. 424

813 CEDAR GROVE RD. 425

813 CEDAR GROVE RD. 426

813 CEDAR GROVE RD. 427

813 CEDAR GROVE RD. 428

813 CEDAR GROVE RD. 429

813 CEDAR GROVE RD. 430

813 CEDAR GROVE RD. 431

813 CEDAR GROVE RD. 432

813 CEDAR GROVE RD. 433

813 CEDAR GROVE RD. 434

813 CEDAR GROVE RD. 435

813 CEDAR GROVE RD. 436

813 CEDAR GROVE RD. 437

813 CEDAR GROVE RD. 438

813 CEDAR GROVE RD. 439

813 CEDAR GROVE RD. 440

813 CEDAR GROVE RD. 441

813 CEDAR GROVE RD. 442

813 CEDAR GROVE RD. 443

813 CEDAR GROVE RD. 444

813 CEDAR GROVE RD. 445

813 CEDAR GROVE RD. 446

813 CEDAR GROVE RD. 447

813 CEDAR GROVE RD. 448

813 CEDAR GROVE RD. 449

813 CEDAR GROVE RD. 450

813 CEDAR GROVE RD. 451

813 CEDAR GROVE RD. 452

813 CEDAR GROVE RD. 453

813 CEDAR GROVE RD. 454

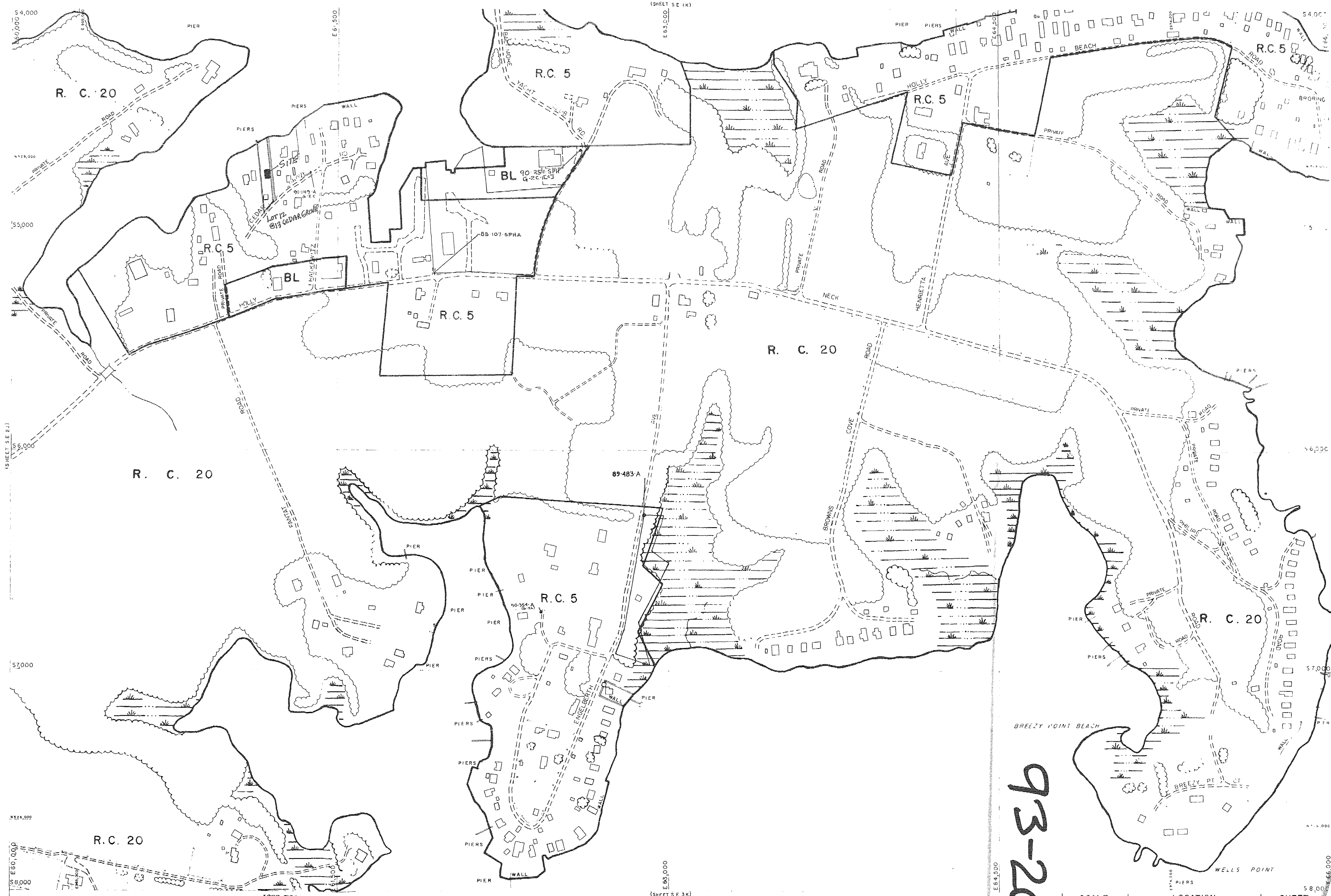
813 CEDAR GROVE RD. 455

813 CEDAR GROVE RD. 456

813 CEDAR GROVE RD. 457

813 CEDAR GROVE RD. 458

813 CEDAR GROVE RD. 4



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 1983
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUGHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

93-20-A

SCALE 1" = 200' ±	LOCATION HOLLY NECK	SHEET SE 2-K
DATE OF PHOTOGRAPHY JANUARY 1986	20	